

TOWN OF MONTEREY
ZONING BOARD OF APPEALS

Special Permit: KSA-MASS, LLC
MINUTES – July 17, 2008

The hearing began at 3:05 p.m.

Members Present: Cynthia Weber, Chair, Dean Amidon, Robert Gauthier, Fred Chapman, Robert Lazzarini (Clerk)

Also present: Mark White for KSA-Mass, LLC, Peter L. Puciloski, attorney; Richard Nault and ^{STAN}~~ROSSIER~~ for the Lake Buel Association.

The hearing began with the Chair explaining the hearing process; Robert Lazzarini, the Clerk, then read the legal Notice and the replies from the Planning Board, Conservation Commission, Board of Health, Building Inspector, and the DEP.

The Board of Health agreed to the project.

The Planning Board observed that the planned additions were all permitted in the Agricultural Residential District and passed state building code. The Coaches' Cabin was outside the 25' setback, and that the trailers were for temporary use, less than the permitted 12 months.

The Conservation Commissions letter cautioned that plans were needed to determine whether the planned additions were closer than 100' to Lake Buel, in which case the camp must file with the Commission. It was reported that, since the letter, the Commission had been reassured that the work was to be outside the 100' area; therefore, no filing was necessary.

The Building Inspector advised that three fines were still outstanding.

The shared septic system was not yet approved by the DEP, but the Sanitarian believed it to be eminent and had therefore issued a temporary o.k. so that the camp could open for the season.

Mr. White reported that after the initial hearing KSA-MASS, LLC had received legal permission to use the additional road, thus satisfying one of the Conditions.

Mr. Nault a neighbor and member of the Lake Buel Assoc. reported that in general the noise problem had been controlled but hoped that more could be done.

Mr. White agreed to keep working on any problems and would seek further advice and modification from the firm that supplied the loud speakers

The Board then turned to the Findings and agreed on the following:

The Board voted to grant the Special Permit for the construction of the two tents and a cabin , under Section IV.B.2.e of the Zoning By-Law and to grant the Special Permit for the placement and temporary use of two trailers under Section VIII.B." exceptions which do not require a building permit", 2.

Cynthia Weber – Grant
Dean Amidon – Grant
Fred Chapman – Grant
Robert Lazzarini – Grant
Robert Gauthier – Grant

The Board agreed upon the following conditions:

The hearing concluded at 4.20 p.m.

Submitted by
Cynthia Weber, Acting Secretary